

Chapter 16.40

STREET LOCATION, ARRANGEMENT AND NAMING

Sections:

16.36.010 Street location and arrangement.

16.40.020 Street naming.

16.40.010 Street location and arrangement.

A. Whenever a tract to be subdivided embraces part of a street designated in a city's official street and highway plan, such street shall be platted in conformance herewith.

B. Street layout shall provide for the continuation of such streets as the commission may designate.

C. Certain proposed streets, as designated by the commission, shall be extended to the tract boundary to provide future connection with adjoining unplatted lands. Such extensions shall generally not be farther apart than the maximum permitted length of a block, as provided in this title.

D. Local streets shall be so arranged as to discourage their use by traffic originating outside the immediate neighborhood.

E. Lots intended for single-family residential use shall not normally front or have access from arterial streets. Where a proposed subdivision abuts an existing or proposed arterial street, the commission may require marginal access streets or reverse property frontage with nonaccess easements abutting the arterial streets, or such other treatment as may be justified for protection of residential properties from the nuisance and hazard of high volume traffic, and for protection of the traffic function of the arterial street.

F. Where a residential subdivision abuts the right-of-way of a railroad, a limited access highway, or a commercial or industrial land use, the commission may require location of a street approximately parallel to such right-of-way or use at a distance being determined with due regard for approach grades, drainages, bridges, and future grade separation.

G. Streets shall be so arranged in relation to topography as to produce desirable lots or maximum utility and streets of reasonable gradient, and to facilitate adequate surface drainage.

H. Where alleys are permitted their alignment and arrangement shall be such as to minimize backtracking and single-tier service by trash collection forces and to avoid the facing of residence directly into alley openings.

I. Half-streets shall be prohibited.

J. Dead-end streets shall be prohibited unless a modification is granted by the commission in locations designated by the commission as necessary for future street connection to adjacent unplatted lands.

K. Whenever any street or highway is proposed requiring a separation of grades or requiring any special form of intersection design at its intersection with any street, highway or railway, the subdivision shall be so designated to conform to any plan adopted by the city for the intersection design and all lots within the subdivision shall, when necessary, be provided with suitable access from another public way. Any street or highway intersecting with another street or highway shall intersect it at an angle as nearly a right angle as shall be practicable. (Ord. 391 § 109, 1983)

16.40.020 Street naming.

At the preliminary plat stage, the subdivider shall propose names for all streets, which names shall be subject to be approved by the commission. (Ord. 391 § 114, 1983)